Town of Abingdon

Planning Commission

Worksession 1 – April 26, 2021

Abingdon VIRGINIA

BERKLEY GROUP

Agenda

- Project Overview
- Schedule & Progress to Date
- Public Engagement Summary
- Ordinance Structure & Content
- Key Policy Direction
- Next Steps

Project Overview

Investigation
✓ Kick-off with Staff
✓ Document Review
✓ Town Council Worksession
✓ Public Outreach

Content Development
★ Planning Commission Worksessions
Staff Worksession
Definitions
Use Matrix
★ District Standards
Overlay & Special Districts
Use Performance Standards
Community Design Standards
General & Administrative Provisions
Permit & Application Provisions
Zoning Map
Illustratives
Subdivision Article

Adoption
Public Open House
Town Council Worksession
Incorporate Final Revision
Public Hearings for Adoption

Project Schedule

Apr	26	Worksession 1 – Public Engagement Results, Ordinance Structure, District Standards
Jun	TBD	Worksession 2 – Use Matrix, Definitions, Overlay & Special Districts, Finalize District Standards
Aug	TBD	Worksession 3 – Use and Design Standards, Nonconformities
Nov	TBD	Worksession 4 – General, Permits & Applications, Subdivisions
Jan	TBD	Worksession 5 – Wrap Up, Final Ordinance, Zoning Map, Illustratives
Feb	TBD	Open House & Public Review
Mar	TBD	Town Council Worksessions, Finalize Draft
Apr/May	TBD	Advertise & Hold Public Hearings, Adoption

Zoning Reminder

Zoning Can

- ✓ Divide land into districts for different uses.
- ✓ Regulate size & type of building.
- ✓ Require development standards to minimize impact on others.
- ✓ Protect sensitive resources from inconsistent/harmful use.
- ✓ Enhance community character.
- ✓ Support affordable housing & economic goals.

Zoning Cannot

- × Change or correct land use/buildings already in existence.
- × Guarantee that development will occur.
- × Assure land uses will be permanent.
- × Treat similar uses differently in a district.
- × Ensure property is maintained.
- × Guide public or private investment in infrastructure.

Project Intent

Comply	Comply with State Code
Clarify	Clarify Language, Terms, and Structure
Modernize	Modernize and Streamline Uses
Develop	Develop Zoning Flexibility
Incorporate	Incorporate & Revise Subdivision Regulation
Revise	Revise for Compatibility with New Comprehensive Plan
Add	Add Illustratives

Community Engagement

Public Survey

Gathered input from community members

70 Responses

Public Workshop

Focused on specific zoning concerns

2 Attendees

Stakeholder Interviews

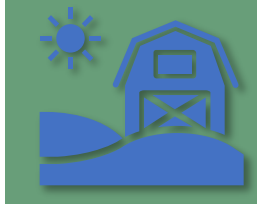
Provided insight from community experts

4 Groups, 10 Participants

Public Survey Results

Improve community appearance, especially along major streets and entrance corridors

Enhance the quality of business development outside the historic downtown



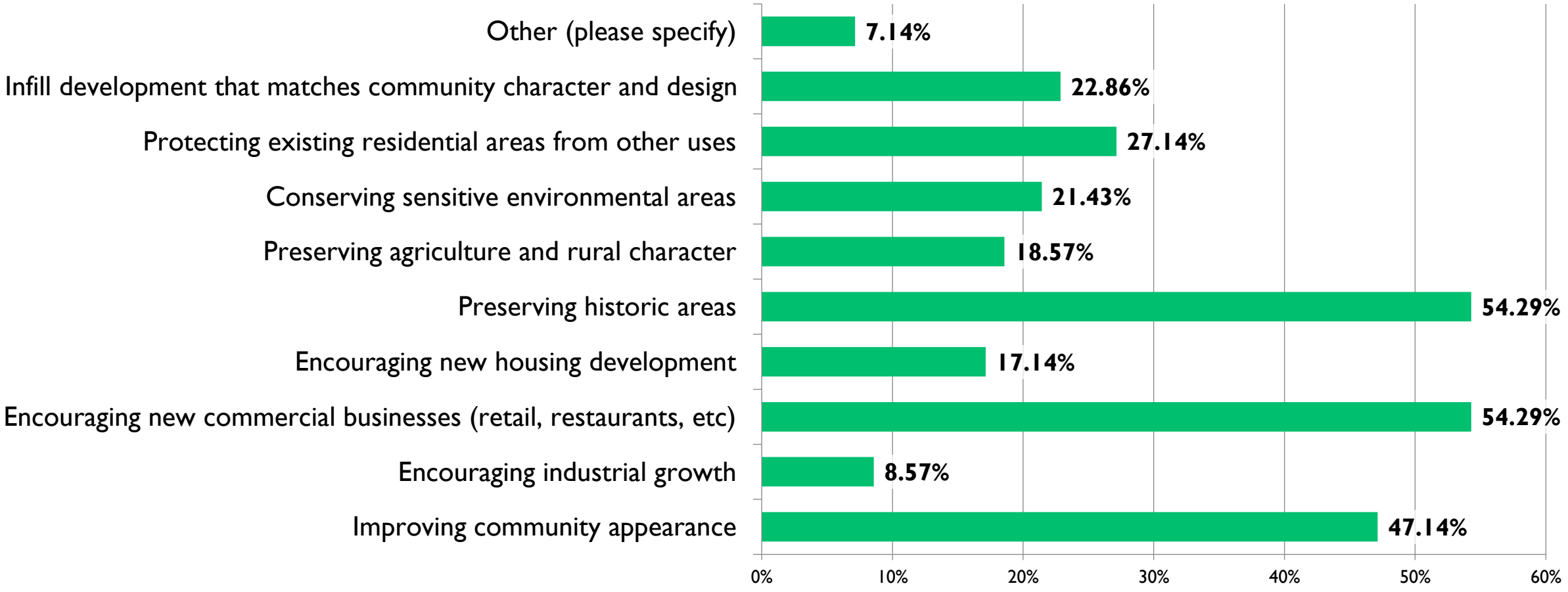
Maintain open space and rural areas where possible

Provide a greater variety of housing

Preserve historic areas

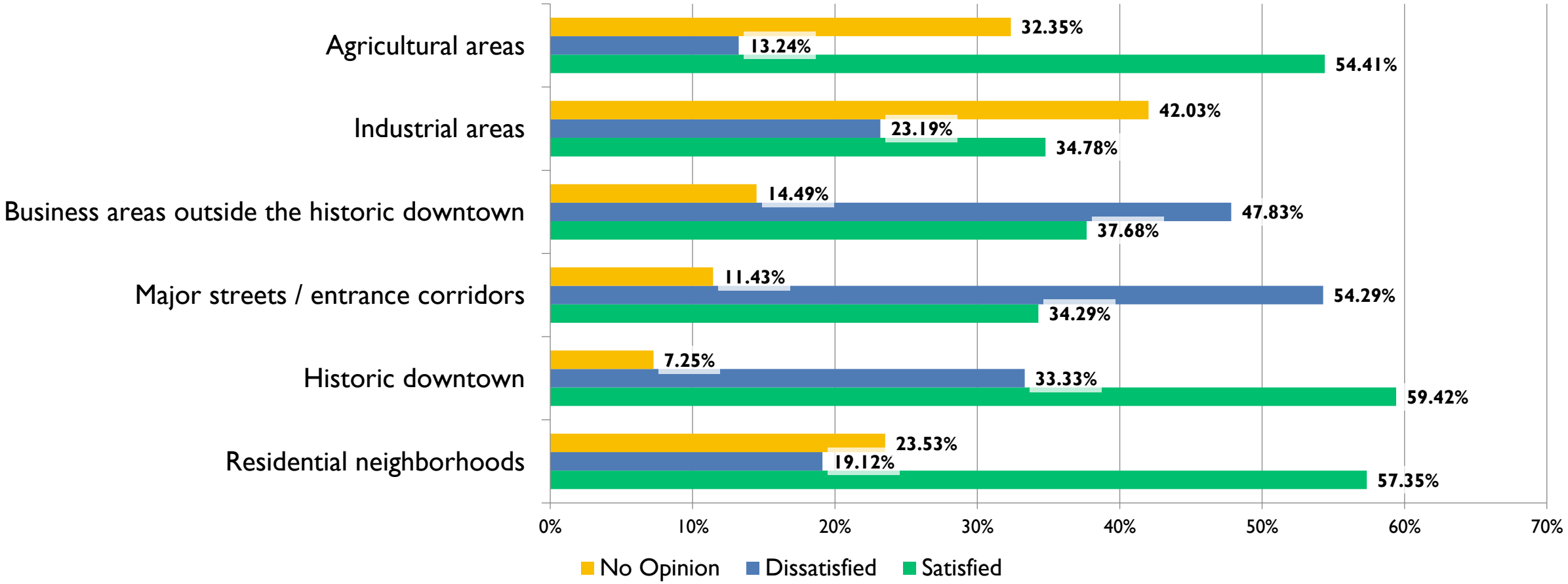
Public Survey Results

What are your top zoning and land use priorities?



Public Survey Results

Are you generally satisfied with the quality of development?



Stakeholder Interview & Public Workshop Results

- Revise the Old & Historic (OH) district to allow more consistent treatment across subdistricts
- Ensure the zoning ordinance is flexible to meet current and future needs, as well as simple enough to understand
- Modify the subdivision ordinance to be less burdensome to developers
- Encourage new housing types, with a key focus on affordable housing
- Guarantee consistent treatment across new developments regarding variances, applications, and approvals

Proposed Ordinance Structure

Article I – In General
Article II – Administration
Article III – Permits and Applications
Article IV – Zoning Districts
Article V – Special and Overlay Zoning Districts
Article VI – Use Matrix
Article VII – Use Performance Standards
Article VIII – Community Design Standards
Article IX – Nonconforming Uses, Lots, and Structures
Article X – Subdivision Code
Article XI – Definitions

Zoning Districts

AFOS (Agricultural, Forestal, and Open Space)

R-1, R-2, R-3, and R-4 (Residential)

PUD (Planned Unit Development

B-1 (Limited Business)

B-2 (General Business)

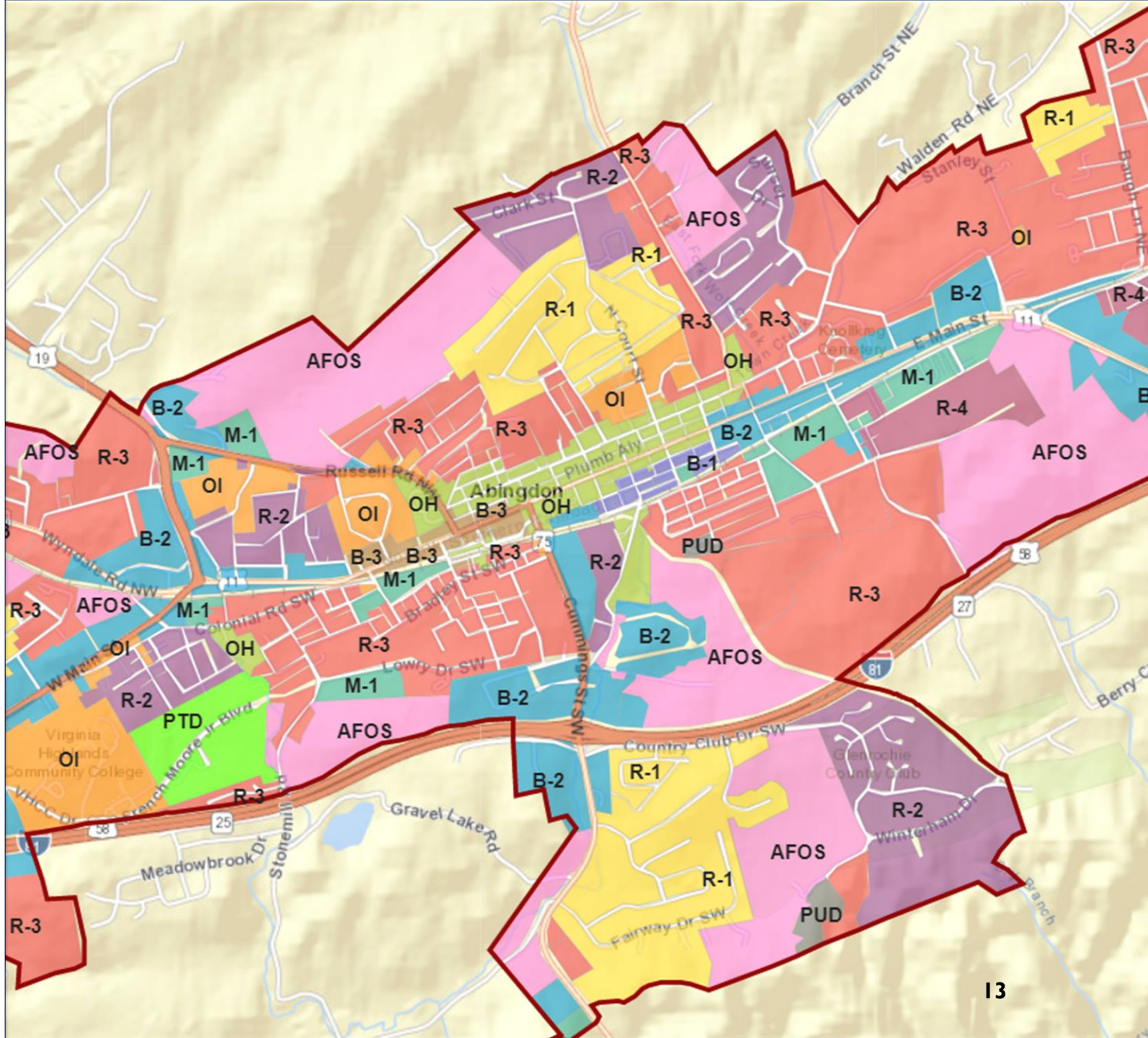
B-3 (Central Business)

OI (Office and Institutional)

OH (Old and Historic)

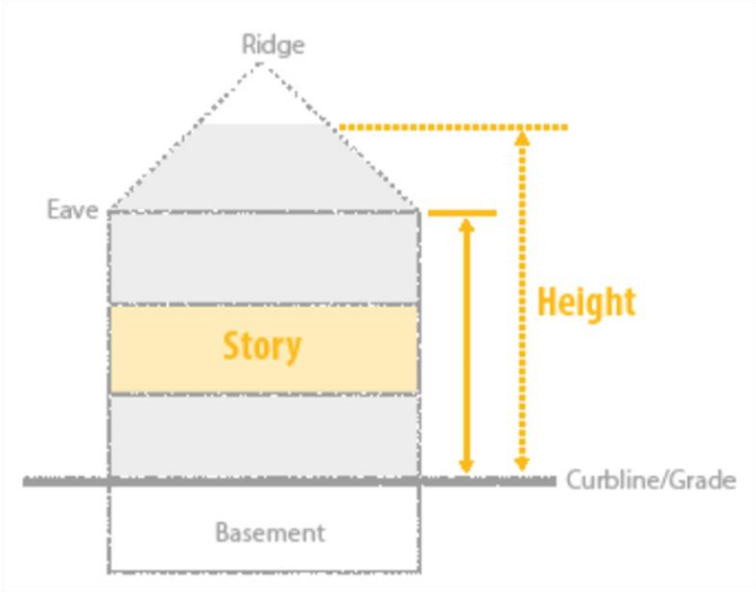
PTD (Planned Technology District)

M-1 (Limited Industrial)

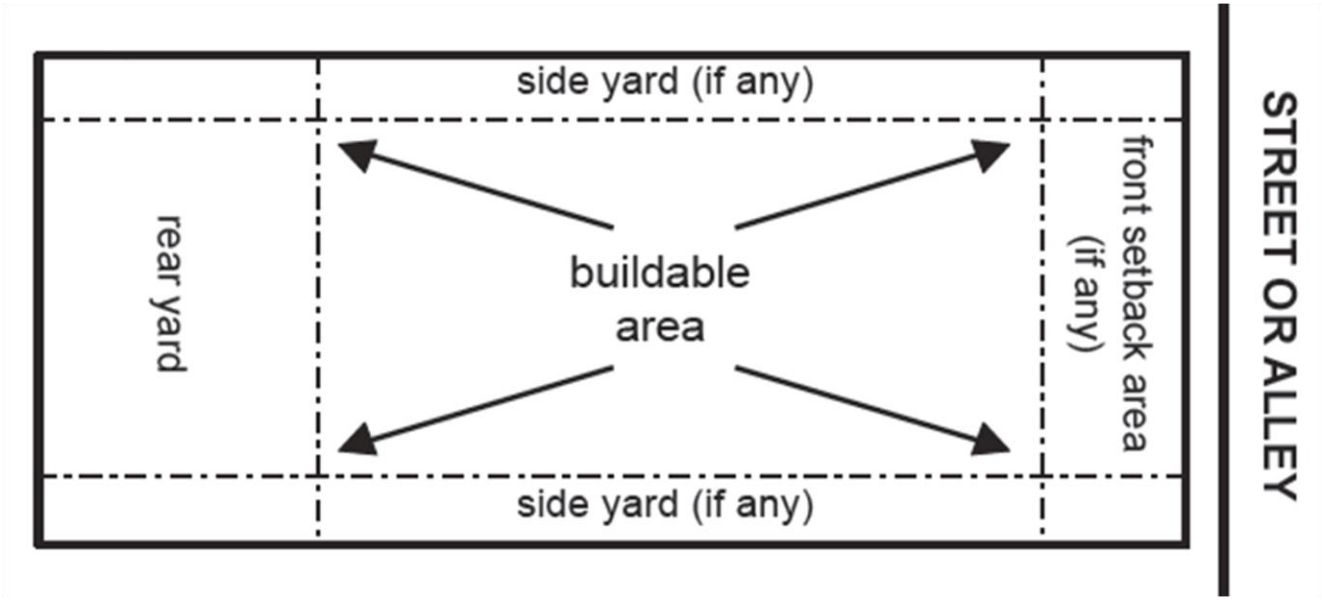


Zoning District Standards

Height



Setbacks



Key Policy Direction – Zoning Districts

District Names	District Intent Statements	OH Subdistricts
• Revising residential district names to reflect intent and character	• Adding district intent statements where none exist • Revising existing intent statements for consistency	• Consolidating districts for equal treatment and administrative ease

Key Policy Direction – District Names

Current Titles		Proposed Titles
R-1 Residential	→	R-1 Low Density Residential
R-2 Residential	→	R-2 Medium Density Residential
R-3 Residential	→	R-3 High Density Residential
R-4 Residential	→	R-4 Mixed Residential

Key Policy Direction – Intent Statements

Intent statements:

- Explain the purpose of the zoning district
- Assist with ordinance interpretation
- Can be used as a legal basis for decisions

Proposed intent statements were created using:

- The comprehensive plan
- Existing development character
- Desired land use (type and intensity)

Are there any changes to the intent statements?

Example Intent Statement:

*"The purpose of the R-3, High Density Residential district is to encourage **diversity in housing** opportunities at **higher densities**, as well as certain **compatible public and semipublic land uses**…."*

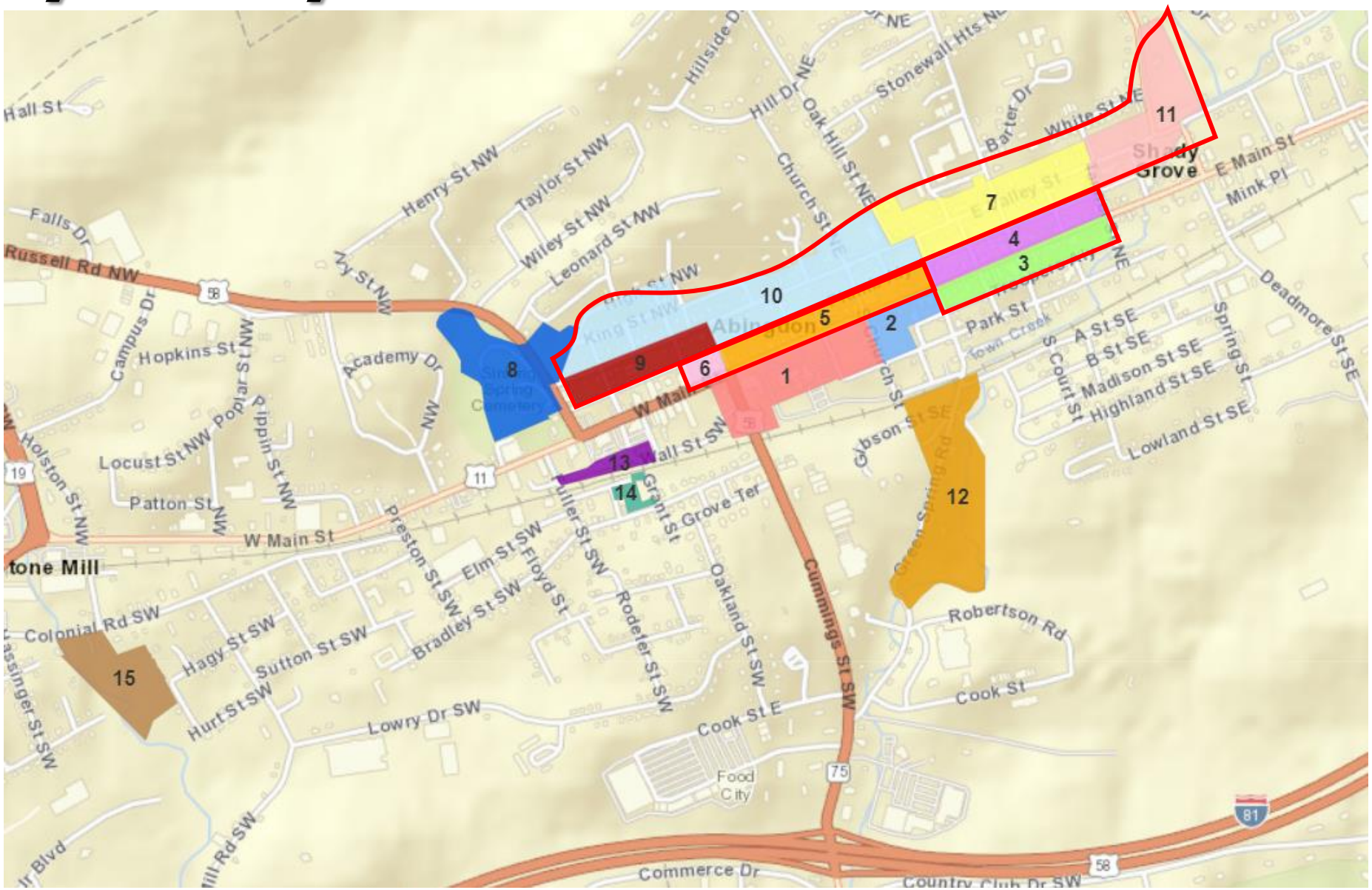
Key Policy Direction – Old & Historic Subdistrict Consolidation

- Consolidation would:
  - Allow equal treatment across districts
  - Ease administrative burden
  - Promote greater variety in development

For Example:

⊘	Subdistrict 3	South of Main Street Does NOT allow courthouses or neighborhood parks
✓	Subdistrict 4	North of Main Street Allows courthouses & neighborhood parks

Key Policy Direction – Old & Historic



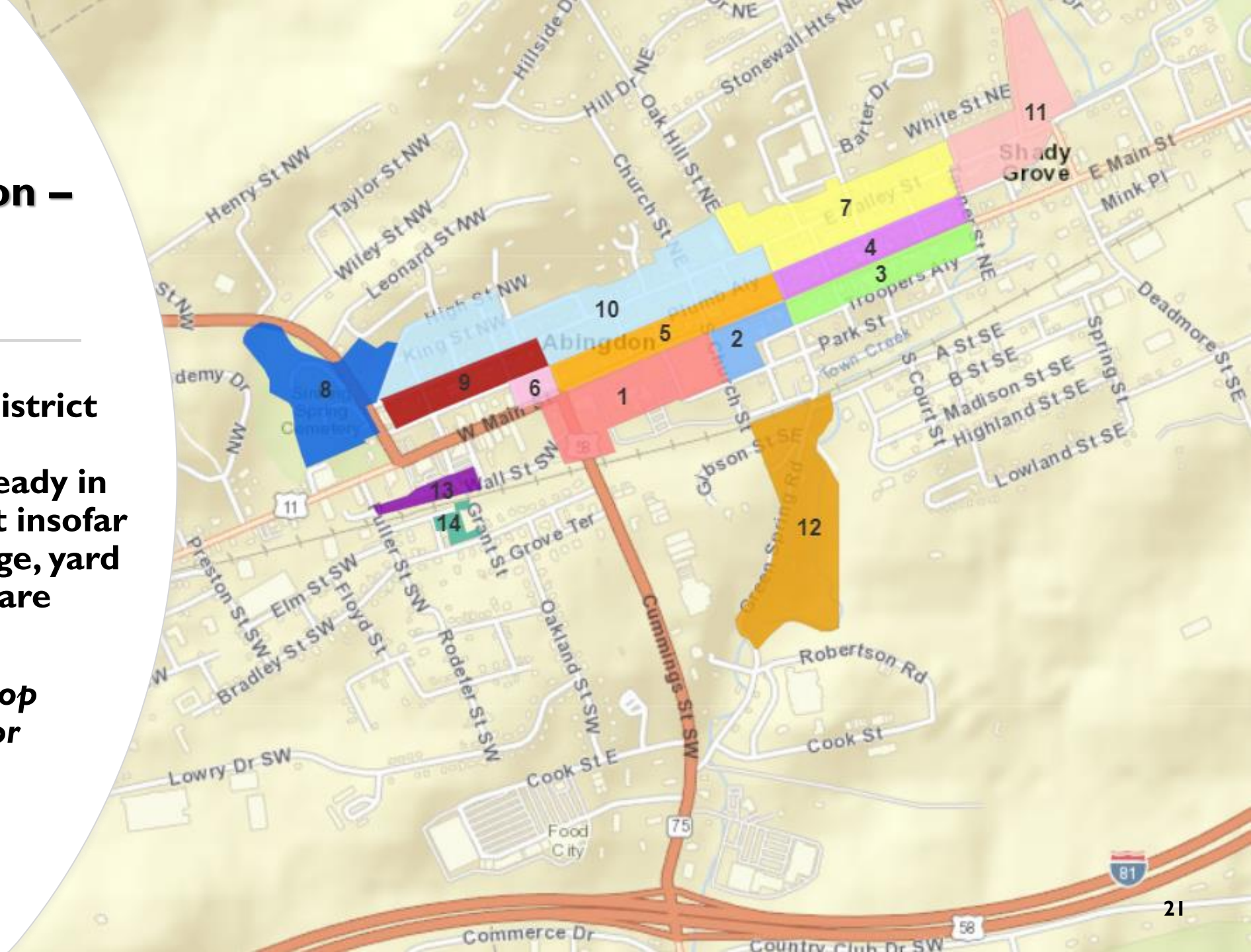
Key Policy Direction – Zoning District Standards

Revision of OH District Standard Language	Modifying Lot Standards for R-3 & R-4 Districts	Other Items for Discussion
• Revising OH District standard language for clarity	• Reduction of lot area standards to achieve affordable housing goals	• Other district standard needs

Key Policy Direction – OH District Standards

"The old and historic district shall follow the general established pattern already in existence in the district insofar as area, setback, frontage, yard and height regulations are concerned."

Is there a desire to develop dimensional standards for subdistricts?



Key Policy Direction – Reduce R-3 & R-4 Lot Area

- May assist in developing affordable housing.
- Supported by Comprehensive Plan
- Comp Plan Suggested Density:
  - Low Density Residential: 2-4 units per acre
  - Medium Density Residential: 6-12 units per acre
  - High Density Residential: 6-16 units per acre

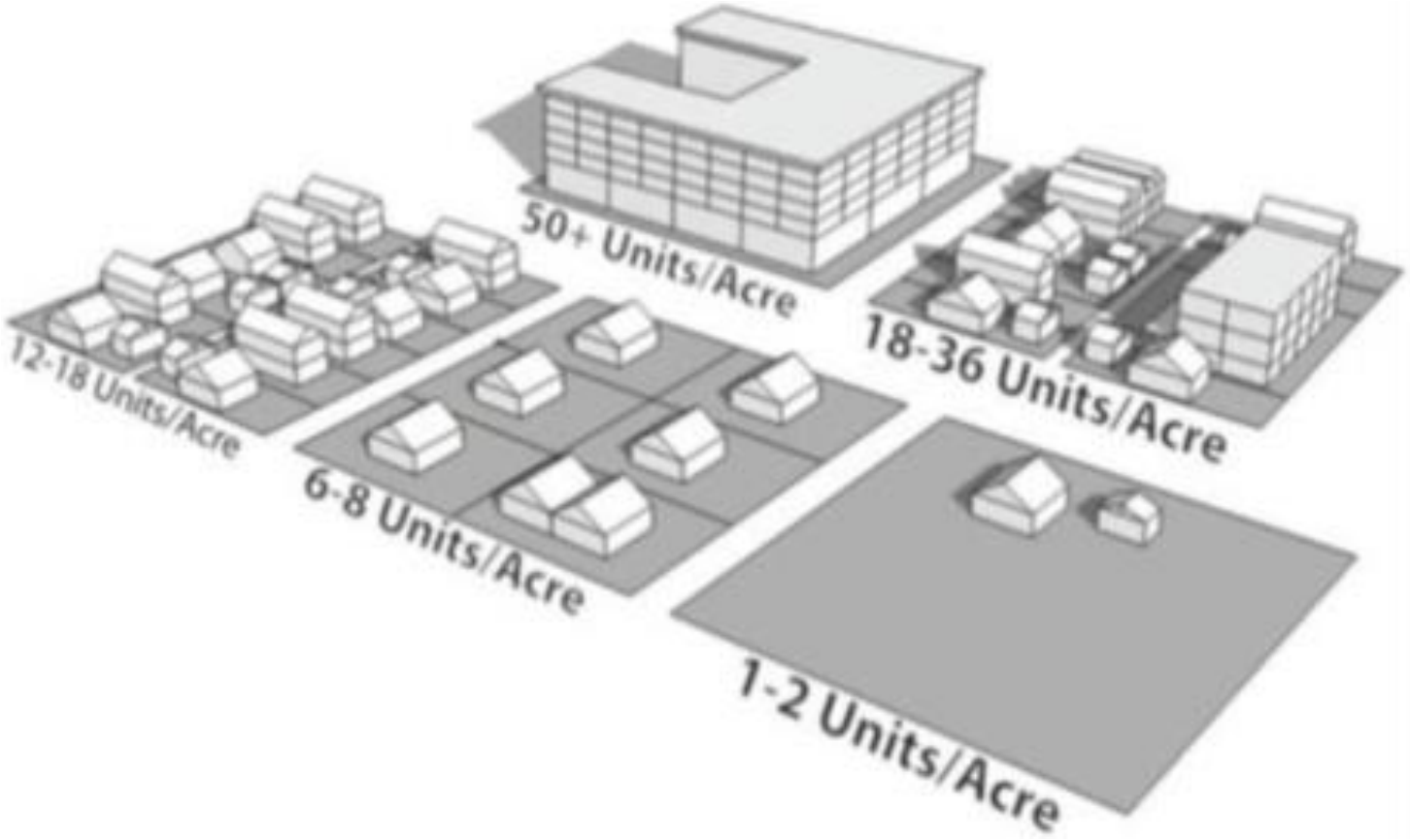
Key Policy Direction – R-3 & R-4 Lot Standards

Abingdon's: 10,000 sq. ft. plus an additional 2,500 sq. ft. per unit for 3+ units (15 units/acre)

Blacksburg: 8,000 sq. ft.

Vinton: Not less than 12,000 sq. ft. Maximum density not to exceed 24 units/acre

Radford: 10,000 sq. ft. for up to four units, plus 1,600 sq. ft. for each additional unit (24 units/acre)



Key Policy Direction – Other

Other items for discussion?

Next Steps

- Review recommendations and incorporate decisions
- Next Meeting will include:
  - Revised District Standards
  - Use Matrix
  - Definitions
  - Overlay & Special Districts

Contact

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